

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - E/S Falls Road, 390' SE of Lake Avenue at the City Line (6045 Falls Road) 9th Election District 4th Councilmanic District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 90-220-SPHA

Sheldon Forchheimer  
Petitioner

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an existing office and accompanying parking, located in a D.R. zone, as a nonconforming use of the subject property; to approve a 25% expansion to the nonconforming use of the ground floor area and to approve amendments to the site plan accordingly; and to approve a use permit for business parking in a residential zone. Petitioner also requests a zoning variance to permit a side yard setback of 3 feet in lieu of the required 10 feet for the existing and proposed improvements, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by William E. Hammond, Esquire. Also appearing on behalf of the Petition was Herbert Malmud, Registered Professional Land Surveyor. Appearing as Protestants in the matter were Thomas Aversaro, President of the Lake Falls Community Association; Patricia Clarke, nearby property owner; and Louise M. Schulz and Sara Lord on behalf of the Ruxton-Ridewood-Lake Roland Area Improvement Association, Inc.

Testimony indicated that the subject property, known as 6045 Falls Road, consists of 1,472 sq.ft. zoned D.R. 5.5 and is improved with a two story frame dwelling currently used as office space for Petitioner's business known as Homeview Contractors. Mr. Forchheimer testified he

entered into a contract to purchase the subject property in July 1984 at which time the front portion of the site was zoned R.O. and the rear portion zoned D.R. 3.5. On November 18, 1984, the R.O. zoned portion of the property was down-zoned to D.R. 5.5. Prior to the rezoning, Petitioner had received CRG approval for office use of the subject site as set forth in the plat marked Petitioner's Exhibit 2. Further, testimony indicated that prior to settling on the property in December, 1984, Petitioner had requested confirmation from the then Zoning Commissioner, Arnold Jablon, that the use of the subject property for offices was permissible. Said confirmation was obtained on October 29, 1984, as set forth in Petitioner's Exhibit 4. Thereafter, in January, 1985 permits were issued for alterations and change of occupancy from a single family dwelling unit to office space as set forth in Petitioner's Exhibits 5A and 5B. Petitioner is now desirous of expanding the subject property with a 9.23' x 16.0' addition to the rear of the existing dwelling for additional office space, principally, according to Petitioner's testimony, for storage purposes. Petitioner contends that if the requested expansion is denied practical difficulty would result as the present storage of business files is in the basement which has water problems. In order to build the addition as proposed, Petitioner needs a variance from Section 1802.3.C1 as the side yard property line setback will be 3 feet in keeping with the existing building in lieu of the required 10 feet.

The Protestants contend that the use requested by Petitioner is not compatible with surrounding residential uses. Further, that access to the rear parking lot is limited to Stanton Avenue which is strictly residential; there is no access to the site from Falls Road. In response to their concerns, Petitioner testified that at the present time, the only

person parking on the property is himself. Protestants further question whether or not the present use of the property is a valid nonconforming use.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

The Commissioners were first authorized to adopt comprehensive planning and zoning regulations in 1939 (Laws of Maryland, 1939, ch. 715). At the next biennial session of the General Assembly, this authorization was repealed, and a new authorization was enacted (Laws of Md., 1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Pwr. Co., 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case of its value, the right to continue to resume such nonconforming use shall terminate, provided, however, that any such lawful nonconforming use may be extended

ed or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel or land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. (B.C.Z.R., 1955; Bill No. 18, 1976)"

On August 4, 1980, the current language found in Section 104.2 was added to the B.C.Z.R. by Bill No. 167-80. This regulation placed an exception upon the general nonconforming rule for Special Exception office buildings. The second reads as follows:

"Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that became damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception. (Bill No. 167, 1980)"

As with all non-conforming use cases, the first task is to determine what lawful nonconforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning, or at a subsequent date was permitted under the zoning regulations prior to a change in zoning. In this instance, a Class A office building was authorized and received CRG approval and the Zoning Commissioner's approval prior to the rezoning of a portion of the property from R.O. to D.R. 5.5 and settlement on the property by Petitioner.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

"(a) To what extent does the current use of these lots reflect the nature and purpose of the original nonconforming use;

(b) Is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original nonconforming use."

McKemy v. Baltimore County, Md., Supra.

After the consideration of the testimony and evidence presented, it is clear that a legal nonconforming use of the subject property as a Class A office building exists as CRG approval was obtained prior to the change in zoning. However, in the opinion of the Deputy Zoning Commissioner, to permit the proposed addition would change the use by changing the character of the building from a Class A office building to a Class B office building. To do so would have required a special exception hearing prior to the change in zoning of the property. Therefore, the proposed addition is not within the spirit and intent of the zoning regulations regarding nonconforming uses. To permit the expansion requested would expand the nonconforming use and violate the guidelines of McKemy, supra.

As noted by Petitioner's counsel, enclosing the porch for the proposed addition would be a permitted expansion, however, Petitioner did not file for a permit at the time he enclosed it. To insure the enclosure meets all County requirements, including, but not limited to, building code requirements, a permit must be applied for at this time if Petitioner is desirous of keeping the porch enclosure. Further, it does not appear

that the relief requested for business parking in a residential zone would be appropriate in this instance as to do so would encourage business traffic onto Stanton Avenue which was designed for and is used for access to the residential properties in this area.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing shall be granted in part and denied in part, and the Petition for Zoning Variance shall be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of December, 1989 that the Petition for Special Hearing to approve an existing office, in accordance with Petitioner's Exhibit 1, as a legal nonconforming use of the subject property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the accompanying parking, located in the D.R. zoned portion of the property, as a nonconforming use, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a 25% expansion to the ground floor area of the subject building and to approve amendments to the site plan accordingly, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a use permit for business parking in a residential zone be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet for the proposed expansion, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that Petitioner shall file for a permit for enclosing the existing attached porch within thirty (30) days of the date of this Order.

AMN:bjs

ANN M. NASTARWICZ  
Deputy Zoning Commissioner  
for Baltimore County



[illegible]

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

100

Disk 17 Sheldon/Fall Rd

File

cc: Mr. Sheldon Forchheims  
6045 Falls Road  
Baltimore, MD 21209

My telephone number is (301) 333-1350

**Teletypewriter for Impaired Hearing or Speech**  
 Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
 1401 North Calvert St., Baltimore, Maryland 21203-0717

MSF/efm

JK/KEK

Petitioner: Sheldon Forchheimer  
Petitioner's Attorney: Gregory E. Hammond

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717



RECEIVED  
DEC 4 1989  
BALTIMORE COUNTY, MARYLAND  
ZONING OFFICE  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: December 4, 1989  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 90-220-SPHA, Item 74  
Sheldon Forchheimer

The Petitioner requests a Special Hearing to permit an extension of the non-conforming use, to permit amendments to the site plan, and to permit business parking in a residential zone. A Variance from Sec. 1B02.3.C.1. is also requested.

In reference to this request, staff offers the following comments:

- The subject property is currently zoned D.R.5.5. However, the property was zoned R-O prior to the adoption of the 1988 Zoning Map. In 1984, the Petitioner's parcel was rezoned from R-O to D.R.5.5 (see Map Issue No. 4-58). The property received CRG approval on October 17, 1984, for the current use. The 1984 Zoning Map was officially adopted on November 13, 1984.

Staff recommends the Petitioner's request be granted and offers the following condition:

- The rear parking area should be upgraded with an impervious macadam surface.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:qul  
90220SPH/ZAC1

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 23, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on November 23, 1989.

THE JEFFERSONIAN

S. Zebe Olson

Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 23, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 23, 1989.

OWINGS MILLS TIMES

S. Zebe Olson

Publisher

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-220-SPHA  
Date of Posting: November 13, 1989  
Posted for: Sheldon Forchheimer  
Petitioner: Sheldon Forchheimer  
Location of property: 63 Falls Road, 390' SE Lake Avenue at City Line  
Location of Sign: In front of 63 Falls Road  
Remarks: 1/2 acre  
Posted by: J. Robert Haines  
Number of Signs: 2  
Date of return: November 24, 1989



63 Falls Rd  
6C



6A

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
James Averano	1226 Lake Falls Rd 21210
Robert Clarke	6015 Antietam Ave 21210
James M. Volzky	Ruxton-Riderwood Rd 21219
Sue Lord	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Sheldon Forchheimer	63 Falls Road
Harriet Malmud	100 Church Lane

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3253

J. Robert Haines  
Zoning Commissioner

DATE: 12-5-89

Sheldon Forchheimer  
6045 Falls Road  
Baltimore, Maryland 21209

Re: Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 90-220-SPHA  
63 Falls Road, 390' SE Lake Avenue at City Line  
6045 Falls Road  
8th Election District - 4th Councilmanic  
Petitioner(s): Sheldon Forchheimer  
HEARING: MONDAY, DECEMBER 11, 1989 at 9:30 a.m.

Dear Petitioner:

Please be advised that \$154.80 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) MUST BE INSTALLED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number: 608

12/08/89  
PUBLIC HEARING FEES  
080 - POSTING SIGNS / ADVERTISING 1 X \$154.80  
LAST NAME OF OWNER: FORCHHEIMER TOTAL: \$154.80  
B D10 \*\*\*\*\*1548010 2112A  
Please make checks payable to: Baltimore County

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA  
IMPROVEMENT ASSOCIATION, INC.

Box 204  
Riderwood, Md. 21139  
J. Robert Haines  
Zoning Commissioner, Baltimore County  
111 W. Chesapeake Avenue  
Towson, Md. 21294  
11 December, 1989

Dear Mr. Haines,

Mr. Sheldon Forchheimer is requesting an extension to the non-conforming use now enjoyed by Homeview Contractors -- located in a DR zone. The Ruxton-Riderwood-Lake Roland Area Improvement Association respectfully requests that this not be granted.

Mr. Forchheimer's property runs between Falls Road and Stanton Avenue, with access from Stanton Avenue (off Lake Avenue). Expanded commercial use of his property directly endangers the residential quality -- indeed viability -- of this neighborhood, and of neighborhoods nearby. Lake Avenue, which is entirely residential in nature, must NOT be subjected to strip commercial development.

There is a hodgepodge of businesses which blights this area of Falls Road (and threatens to race up Lake Avenue like wild fire). A few have been carefully planned; most are unsightly and opportunistic for the nearby, longstanding congestion and untidiness for the nearby, longstanding homeowners. With the additional pressures of light rail yet to come, this area must not now be subjected to more mishmash development. The County has a responsibility to see that especially careful planning be undertaken at this location.

This association strongly urges that Mr. Forchheimer's request for extension of his special exception NOT BE GRANTED at this time.

Respectfully,

Sarah Fenno Lord  
Zoning Committee Chairman  
R-R-L-R-A

PROTESTANT'S  
EXHIBIT 1

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3253

J. Robert Haines  
Zoning Commissioner

November 15, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 90-220-SPHA  
63 Falls Road, 390' SE Lake Avenue at City Line  
8th Election District - 4th Councilmanic  
Petitioner(s): Sheldon Forchheimer  
HEARING: MONDAY, DECEMBER 11, 1989 at 9:30 a.m.

Special Hearings to approve an existing office (and accompanying parking) as a nonconforming use in a D.R. zone; to approve an extension to the nonconforming use by 25% of the ground floor area; to approve amendments to the site plan therefore indicating the extension (and parking) approved; and for a use permit for business parking in a residential zone.

Variations to allow side yard setback of 3 feet in lieu of the required 10 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3301 to confirm hearing date.)

J. Robert Haines

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Witness  
William E. Hammond, Esq.  
File

COUNTY REVIEW GROUP MEETING MINUTE  
Wednesday, October 17, 1988

FORCHHEIMER PROPERTY  
District  
PETITIONER'S  
EXHIBIT 3

COUNTY REVIEW GROUP REPRESENTATIVES

Agency Representatives	Developer and/or Representatives
Diana Ister - Office of Zoning	Sheldon Forchheimer - Developer
Greg Jones - Traffic Engineering	Gene Raphael - Developer's Engineer
Bob Conway - Bureau of Public Services	

\*Interested Citizens - Jack Stafford, 6137 Falls Road  
John DiMenna, 6051 Falls Road

The meeting was convened at 11:00 a.m. by Mr. Benson, Chairman of the County Review Group. Mr. Benson outlined the purpose of the meeting and introduced the staff. Mr. Raphael presented the plan. The existing house is proposed for office use. Access is proposed from Stanton Ave., an existing road, and from Falls Rd. No vehicular access can be obtained from Falls Rd. because of the existing structure within the right-of-way. There are no plans to modify the existing home.

Mr. Dehor summarized the staff comments from Engineering Division, Planning, Zoning, Fire Prevention, Traffic Engineering, Health Dept., State Highway Administration, Permits & Licenses and Recreation & Parks. These comments have been made a part of these minutes, and a copy has also been given to the developer and his engineer.

The State Highway Administration, Permits & Licenses, and Recreation & Parks have recommended the plan for approval. A request for modifications of standards must be submitted to the Office of Planning. A Special Hearing is needed for off-street parking.

The citizens present at the meeting were concerned about the increase of traffic on Stanton Ave., a narrow residential street. The Committee stated that the developer is to contact the State Highway Administration for approval to park on Falls Road.

The plan was approved subject to the request by the Committee, and the meeting was adjourned at 12:00 noon.

Ruxton-Riderwood-Lake Roland Area Improvement Association  
TO CHAIRMAN: CHAS. BROWN  
OF ENGINEERING DIVISION  
ATTN: GEORGE BROWN  
SINCE NOV 20th 707 N. CHURCH

Travis (Lynn) 321 3514  
and Sharon (Lynn) 321 3514  
John - DISTRICT 4  
Carl Vogel



# Homeview Contractors, Inc.

6247 Falls Road, Baltimore, Maryland 21209, 321-5722

OCTOBER 29, 1984

ON OCTOBER 17, 1984, THE BALTIMORE COUNTY REVIEW GROUP APPROVED THE FORCHHEIMER PROPERTY AT 6045 FALLS RD. DISTRICT 9 C 4, TO BE USED AS OFFICES.

THERE EXISTS A POSSIBILITY THAT BETWEEN OCTOBER 17TH AND THE TIME MR. FORCHHEIMER CAN OCCUPY THIS PROPERTY, BALTIMORE COUNTY WILL HAVE DOWN ZONED THE PROPERTY TO RESIDENTIAL.

KNOWING THIS COULD HAPPEN, I HAVE ASSURED MR. FORCHHEIMER THAT HE COULD STILL OBTAIN AN OCCUPANCY PERMIT FOR OFFICES AT 6045 FALLS ROAD, SINCE HE HAS ALREADY PASSED C.R.G.

10/29/84

OK  
[Signature]

BALTIMORE COUNTY MD.  
COUNTY REVIEW GROUP

Plan Approved By the CRG On 10/17/84 Following Action T-1

PLAN APPROVED

Plan Approved By the CRG On 10/17/84 Following Action T-1

Plan Approved By the CRG On 10/17/84 Following Action T-1

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Plan Approved By the CRG On 10/17/84 Following Action T-1

## PETITIONER'S Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

BUILDING PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

BUILDING ADDRESS: 6045 FALLS ROAD  
OWNER'S NAME: SHELTON FORCHHEIMER  
6247 FALLS ROAD, BALTO., MD. 21209  
DATE GRANT: 1/14/85  
C-1810-84 9 1

CONTRACTOR: HOMEVIEW CONTRACTORS, INC., 6247 FALLS RD., 21209 321-2722 3280  
ENGINEER OR ARCHITECT: JEFFREY AND VALERIE TANTER, 254 CHANTREY RD., 21093  
E. S. FALLS ROAD 200' S. LUKE AVE.

A. TYPE OF IMPROVEMENT  
1. NEW BUILDING CONSTRUCTION  
2. ADDITION  
3. ALTERATION  
4. REPAIR  
5. WRECKING EXTERIOR NO. UNITS DEDUCTED  
6. MOVING  
7. CHANGE OF OCCUPANCY  
8. OTHER (SPECIFY WORK) 1 AND 2 FIRM CODE

C. TYPE OF USE  
NON-RESIDENTIAL  
1. MEASUREMENT, RECREATION, PLACE OF ASSEMBLY  
2. OFFICE, PROFESSIONAL, SERVICE, STORAGE, BUILDING  
3. INDUSTRIAL, STORAGE, BUILDING  
4. PARKING GARAGE  
5. SERVICE STATION, REPAIR GARAGE  
6. OFFICE, INSTITUTIONAL, BUSINESS HOME  
7. PUBLIC UTILITY  
8. SCHOOL, COLLEGE, OTHER EDUCATIONAL  
9. BOAT  
10. STOP  
11. SPECIFY TYPE  
12. SWIMMING POOL AND HEALTH DEPT. (APPR. REQ.)  
13. TANK, TOWER  
14. TRANSIENT HOTEL, MOTEL, AND UNITS  
15. OTHER (CHANGE OF OCCUPANCY)

B. OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. PROPOSED USER: OFFICE  
4. ESTIMATED COST OF MATERIAL & LABOR: 2,600

THIS PERMIT MUST BE POSTED  
SEE OTHER SIDE FOR INSPECTIONS

## PETITIONER'S Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

BUILDING PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

BUILDING ADDRESS: 6045 FALLS ROAD  
OWNER'S NAME: SHELTON FORCHHEIMER  
6247 FALLS ROAD  
DATE GRANT: 1/14/85  
C-1810-84 9 1

CONTRACTOR: HOMEVIEW CONTRACTORS, INC., 6247 FALLS ROAD, BALTO., MD. 21209 321-2722 3  
ENGINEER OR ARCHITECT: JEFFREY AND VALERIE TANTER, 254 CHANTREY RD., 21093  
E. S. FALLS ROAD 200' S. LUKE AVE.

A. TYPE OF IMPROVEMENT  
1. NEW BUILDING CONSTRUCTION  
2. ADDITION  
3. ALTERATION  
4. REPAIR  
5. WRECKING EXTERIOR NO. UNITS DEDUCTED  
6. MOVING  
7. CHANGE OF OCCUPANCY  
8. OTHER (SPECIFY WORK) 1 AND 2 FIRM CODE

C. TYPE OF USE  
NON-RESIDENTIAL  
1. MEASUREMENT, RECREATION, PLACE OF ASSEMBLY  
2. OFFICE, PROFESSIONAL, SERVICE, STORAGE, BUILDING  
3. INDUSTRIAL, STORAGE, BUILDING  
4. PARKING GARAGE  
5. SERVICE STATION, REPAIR GARAGE  
6. OFFICE, INSTITUTIONAL, BUSINESS HOME  
7. PUBLIC UTILITY  
8. SCHOOL, COLLEGE, OTHER EDUCATIONAL  
9. BOAT  
10. STOP  
11. SPECIFY TYPE  
12. SWIMMING POOL AND HEALTH DEPT. (APPR. REQ.)  
13. TANK, TOWER  
14. TRANSIENT HOTEL, MOTEL, AND UNITS  
15. OTHER (CHANGE OF OCCUPANCY)

B. OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. PROPOSED USER: OFFICE  
4. ESTIMATED COST OF MATERIAL & LABOR: 2,600

THIS PERMIT MUST BE POSTED  
SEE OTHER SIDE FOR INSPECTIONS

APPLICANT  
SHELTON FORCHHEIMER  
3115 OLD COURT ROAD  
BALTO., MD. 21209  
321-5722  
OWNER  
JEFFREY G. TANTER  
254 CHANTREY RD.  
TOWSON, MD.

FORCHHEIMER  
6045  
9th ELEC  
SCALE

### GENERAL DATA

1. COUNCILMANIC DIST. 44  
2. CENSUS TRACT 39051  
3. WATERSHED 23  
4. SUBSEWER SHED 54  
5. ZONING-EXIST. R.O. #DB55  
6. SITE ACREAGE: GROSS: 7478' NET: 6300'  
7. OPEN SPACE NONE REQUIRED  
8. FLOOR AREA  
1st FLOOR OFFICE 591'  
BASEMENT STORAGE 591' TOTAL: 1182'  
9. P.D.G. HEIGHT 25'  
10. FLOOR AREA RATIO  
GROSS AREA 1651'  
TOTAL AREA 7478' FAR: 0.22

11. CHARACTER  
1. SINGLE RESIDENCE  
2. STORY FRAME STRUCTURE / BASEMENT

12. EXTERIOR MATERIALS  
STONE & CONG. FOUNDATION, WOOD SIDING ON EXTERIOR WALLS

13. PRINCIPAL USE: OFFICE

14. EMPLOYEES 3

15. HOURS OF OPERATION: 9:00 AM TILL 4:00 PM MONDAY - FRIDAY

16. TRAFFIC 11264 123' 16' A.D.T.

17. PUBLIC TRANSPORTATION ON FALLS ROAD

18. DEED REFERENCE: EHLR 6325/405

19. SOIL TYPE: GIC (MODERATE TO SEVERE LIMITATIONS TO SURFACES & PAVING LOTS)

20. NO MAJOR CHANGE IN GRADE

21. PROPERTY #09-18: 475803

22. NO STORM WATER MANAGEMENT, ELEVATION

23. NO WET LANDS

24. NO SIGNIFICANT GEOLOGICAL FORMATIONS

25. NO CRITICAL AREAS

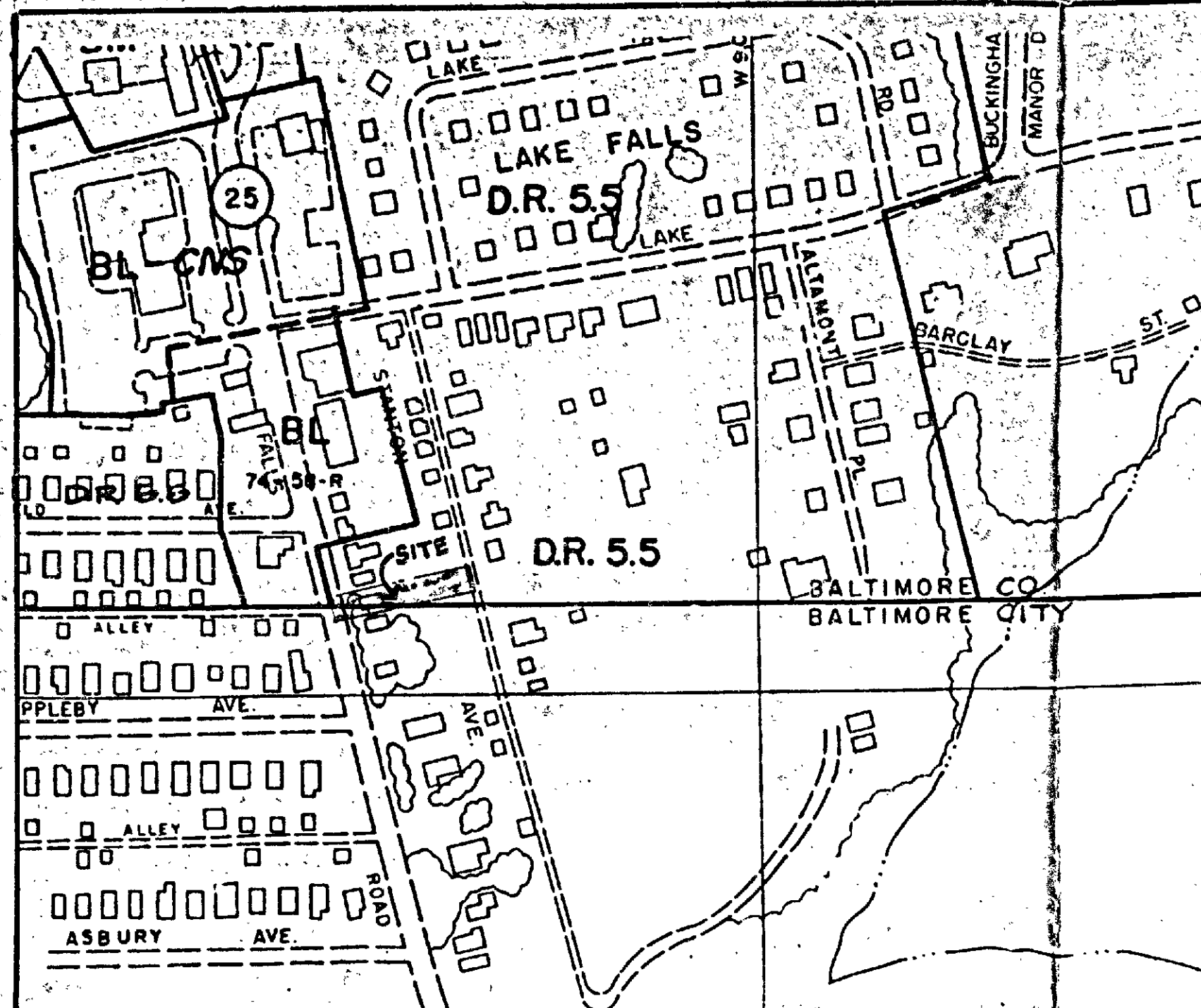
26. NO ENDANGERED SPECIES

27. NO HAZARDOUS MATERIALS

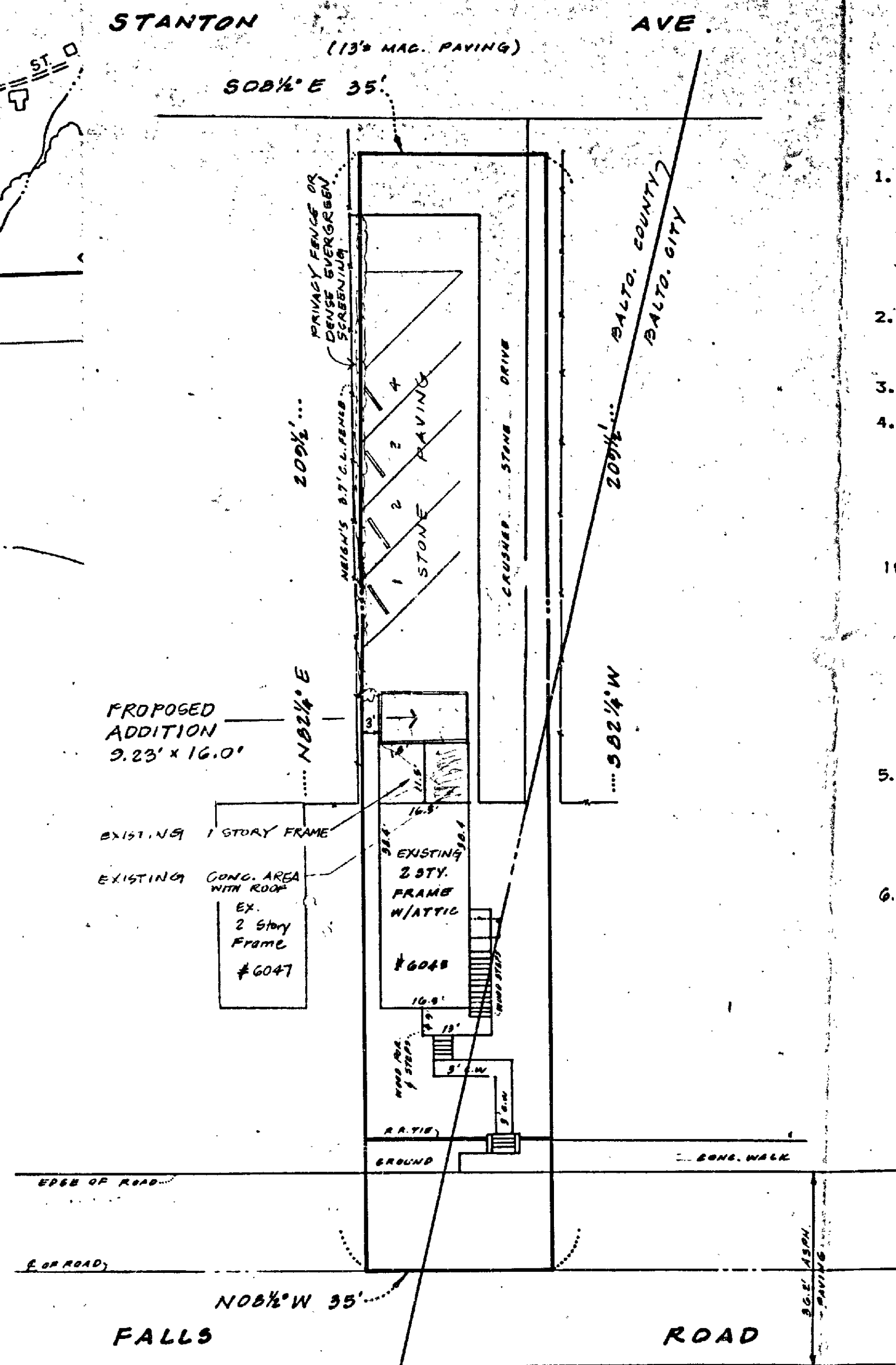
28. MODIFICATION OF LANDSCAPE STANDARDS TO BE REQUESTED.

PROPERTY  
ROAD  
BALTO Co  
EPT. 84





VICINITY & ZONING MAP  
Scale: 1" = 200'



THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

NOTES

- OWNER: SHELDON FORCHHEIMER  
HOMEVIEW CONTRACTORS, INC.  
6045 FALLS ROAD  
BALTIMORE, MD. 21209  
977-8700  
DEED REFERENCE: LIBER 6842, FOLIO 563
- ZONING: D.R. 5.5  
EXISTING USE: OFFICE  
REQUESTED USE: ADDITIONAL OFFICE SPACE OF 25%
- CRG APPROVAL GRANTED FOR USE AS OFFICE: OCTOBER 17, 1984
- SITE DATA AS APPROVED ON CRG PLAN:
  - SITE ACREAGE: GROSS 7472 S.F., NET 6300 S.F.
  - OPEN SPACE: NONE REQUIRED
  - FLOOR AREA:
    - 1ST FLOOR = 591 S.F.
    - 2ND FLOOR = 475 S.F.
    - BASEMENT - UNOCCUPIED
  - 1ST FLR. TOTAL = 591 X 25% = 147.75 S.F. ADDITION REQUESTED
  - BLDG HGT 25 FEET, M/L
  - FLOOR AREA RATIO  
GROSS AREA 1637 S.F.  
TOTAL AREA 7472 S.F. FAR = 0.16
  - PRINCIPAL USE: OFFICE
  - EMPLOYEES: 3
- PARKING:
 

REQUIRED:  $1214 \text{ S.F.} + 1000 = 1.21 \times 3.3 = 4$  PARKING SPACES  
PROVIDED: 4 PARKING SPACES.

PUBLIC TRANSPORTATION AVAILABLE ON FALLS ROAD.
- VARIANCE REQUESTED FOR A SIDE YARD OF LESS THAN 10 FEET.



PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING FOR NON CONFORMING USE & FOR A ZONING VARIANCE.  
#6045 FALLS ROAD  
ELECTION DISTRICT NO. 9  
BALTIMORE COUNTY, MD

SCALE: 1" = 20' MAY 30, 1989  
NOV 14, 1989 - VARIANCE REQUEST

prepared by:  
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